



CITY OF FRANKLIN

COMMUNITY DEVELOPMENT DEPARTMENT

MINUTES

REDEVELOPMENT COMMISSION

****SPECIAL MEETING****

February 1, 2016

Members Present:

Bob Heuchan	President
Richard Wertz	Vice President
BJ Deppe	Secretary
Keith Fox	Member

Others Present:

Krista Linke	Director of Community Development
Julie Spate	Recording Secretary
Rob Schafstall	Legal Counsel

Call to Order:

Bob Heuchan called the meeting to order at 8:00 a.m.

Approval of Minutes:

Richard Wertz made a motion to approve the January 19, 2016 minutes. Keith Fox seconded the motion. The motion carried.

Old Business:

None.

New Business:

Resolution 2016-07: Bond Payment

Rob Schafstall explained this is authorization to make two bond payments due this year, one today and one this summer. BJ Deppe made a motion to read by title only. A second was made by Mr. Wertz. A public hearing was held. Mr. Deppe moved to approve. Mr. Wertz seconded. Approved.

Resolution 2016-10B: \$350,000 for the Construction, Rehabilitation and Repair of Commercial Property by the Franklin Development Corporation

This is with regards to 351 E Jefferson Street. Mr. Deppe made a motion to read by title only with a second by Mr. Fox. There was a public hearing. Mr. Deppe expressed that it's an eyesore he wished had been torn down 20 years ago, but that the engineers have to have an office, so though he's not ecstatic about it, he made a motion to approve. Mr. Fox is not excited about the amount of dollars required and feels strongly that there has to be phase one and phase two environmental studies, adding that if any

questionable results come from the study, they be addressed before going forward. He also wants to insure that if costs exceed what is anticipated, that is discussed before moving forward as well. Mr. Fox seconded. Mr. Wertz expressed concern regarding possible environmental issues. He also mentioned concern about the city getting into the real estate business and concern for the noise/vibration from increased train activity. The motion passed unanimously.

Grant Agreement with the Franklin Development Corporation – 351 E. Jefferson Street

Mr. Schafstall highlighted an incorrect address on the first page of the document. He will have it corrected. Mr. Heuchan explained this to be a grant agreement between the RDC and FDC for \$350,000 to purchase, rehabilitate and repair 351 E. Jefferson Street. A motion to approve was made by Mr. Fox and a second by Mr. Deppe. The motion passed.

Resolution 2016-11: Approving Donation Agreement and Related Conveyance to the City of Franklin

Terry Leitner of Leitner & Associates, reported that the city has undertaken the reconstruction of State Road 44 (Jefferson Street) and he is working on the acquisition of permanent right of way and temporary right of way for the reconstruction of curbs, sidewalks, corner cuts, drainage, etc. The Redevelopment Commission owns property along Jefferson Street at the southwest corner of Jackson Street. A small amount of right-of-way is needed for this project. It is his understanding that there is a wish to donate this land for the project. Mr. Schafstall described that if that is the desire of the RDC, this resolution is to accomplish this. A motion to ready by title only was brought by Mr. Deppe and a second by Mr. Fox. The motion passed. A public hearing was held. A motion to approve by Mr. Fox and a second by Mr. Wertz were given and the motion passed.

Other Business

None.

Public Comment and Announcements

There being no further business, the meeting was adjourned at 8:13 am.

Respectfully submitted this 16th day of February, 2016.

Bob Heuchan, President

BJ Deppe, Secretary